

TEXAS TRANSPORTATION COMMISSION

HASKELL County

MINUTE ORDER

Page 1 of 1

ABILENE District

In the City of Weinert, Haskell County, on US 277, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 519, at Page 912, of the Official Public Records of Haskell County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Van Josselet, Catherine Bartley, and Sandra Sanford are an abutting landowner group that has requested to purchase the tract for \$4,500.

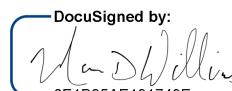
The commission finds \$4,500 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the tract to Van Josselet, Catherine Bartley, and Sandra Sanford for \$4,500; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...
Executive Director

116061 July 29 2021

| | |
|------------------|----------------|
| Minute Number | Date Passed |
|------------------|----------------|

MCHENRY WINBURN SURVEY 121
A-409, HASKELL CO, TX

GREEN
626/324

SURVEY LINE
395+10

ALONG COUNTY ROAD 226

CR 226

CR 226 $\frac{10282.30}{\text{S88}^\circ 30' 07'' \text{E}}$ \times —
TO N.E.C. HUFFMAN SURVEY —

| |
|--|
| POB TRACT 1 1/2" IRON ROD FND (BARTLEY 2497) @ E ROW LINE ABANDONED RAILWAY 230' RIGHT OF 395+80.4 SURFACE COORDINATES Y=714.4411,501, X=1603717.345 USING 1.00019 SAF AS MULTIPLIER TO OBTAIN GRID COORDINATES USE THE SAF TO DIVIDE |
|--|

JOHN HUFFMAN SURVEY 120
A-155, HASKELL CO, TX

W/2 200 AC
VOL 665, PG 0001
JANUARY 18, 2019
VAN JOSSELET, ETAL

- CALLS
- | | | |
|---|--------------|---------|
| 1 | S18° 27'18"W | 3134.61 |
| 2 | N88° 26'42"W | 83.61 |
| 3 | N18° 27'18"E | 3134.43 |
| 4 | S88° 33'30"E | 83.66 |

SURPLUS TRACT 1 OF 1
5.757 ACRES
250774.92 SF

JOHN HUFFMAN SURVEY 120
A-155, HASKELL CO, TX

NOTES

SUBJECT TRACT IS PART OF 101.768 ACRE PARCEL 8
PREVIOUSLY OWNED BY AMERICAN TRAILS ASSOC.
NOW TXDOT, PARCEL 8 LIMITS - 140°32.9' - 579°70.0'
VOL. 519, PG 912, OFFICIAL PUBLIC RECORDS OF
HASKELL COUNTY, TEXAS

NOTE: 3/8" IRON ROD WITH ORANGE CAP STAMPED "RLS 5595" SET
AT EACH CORNER UNLESS OTHERWISE NOTED
BASIS OF BEARING: NAD 83, GRID ZONE 4202, TXNC
DESCRIPTION TO ACCOMPANY THIS PLAT

| ORIGINAL ROW LINE | TXDOT |
|-------------------|-------|
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| 100 | 100 |

PASS $\frac{3}{8}$ " IRS
@ 56.16'

PASS 1/2" IRF, N MARGIN
SANFORD ROAD @ 3097.00'

POINT AT PROJECTED
S. LINE W/100 AC
150' EAST OF 364+21.5

POINT IN SANFORD ROAD
@ SWC W/100 AC, & E ROW
LINE RAILROAD, PARCEL 8
S.E.C. THIS TRACT
230' RT. 364+45.8

CALLED SANFORD ROAD
 SOUTH LINE W/100 OF 200 AC

RUSSELL L RIVERS, RPLS
1125 WEST CALIFORNIA ST
SEYMOUR, TEXAS 76380
9408896445
RUSSELLRIVERS12@GMAIL.COM

BASIS OF BEARING: NAD 83 GRID ZONE 4202, TXNC

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF BAYLOR that I, Russell L. Rivers, Registered
Professional Land Surveyor, do hereby
certify that I did cause to be surveyed on the ground the tract
of land shown on this plat, and to the best of my knowledge and
belief, the said description is true and correct.

RUSSELL L RIVERS
Russell L. Rivers
Registered Professional
Land Surveyor • 5595

6/9/2020
REV 6/21/2020
REV 7/1/2020
REV 9/1/2020
REV 10/1/2020
REV 10/5/2020
REV 10/12/2020

Date of Survey

PLAT OF SURVEY OF 5.757 ACRE (250775 SQUARE FEET) TRACT OF LAND SITUATED IN HASKELL COUNTY, TEXAS, SAID TRACT BEING OUT OF THE JOHN HUFFMAN SURVEY 120, ABSTRACT 155 AND PREVIOUSLY A PART OF THE NOW ABANDONED FORT WORTH AND DENVER RAILROAD RIGHT OF WAY, SAID LAND BEING THE EAST 80 FEET OF A 100 FOOT STRIP AND PART OF THAT SAME LAND CALLED TXDOT PARCEL 8 AND DESCRIBED IN A DEED FROM THE AMERICAN TRAILS ASSOCIATION, TO THE STATE OF TEXAS, BY DEED DATED OCTOBER 6, 2000, RECORDED IN VOLUME 519, PAGE 912, OFFICIAL PUBLIC RECORDS, HASKELL COUNTY, TEXAS, THE FULL LIMITS OF PARCEL 8 (BASED ON US HIGHWAY 277 STATIONING) 140+32.9 579+70.0, THE LIMITS OF THIS SUBJECT RANGING FROM 150' TO 230' RIGHT (EAST) OF THE CENTERLINE OF US HIGHWAY 277, THIS SUBJECT TRACT BEING LOCATED FROM 364+45.8, THROUGH 395+80.4

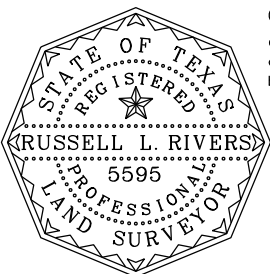


EXHIBIT "A" TXDOT SURPLUS TRACT

COUNTY: HASKELL
 HIGHWAY: US HIGHWAY 277
 TRACT: 1 OF 1
 STATION: 150' TO 230' RIGHT (EAST) OF 364+45.8, THROUGH 395+80.4
 ROW CSJ: 0903-00-040, PART OF PARCEL 8 (NORTH PART OF JOHN HUFFMAN SURVEY)

PROPERTY DESCRIPTION FOR TRACT 1, VAN JOSSELET

BEING A 5.757 ACRE (250775 SQUARE FEET) TRACT OF LAND SITUATED IN HASKELL COUNTY, TEXAS, SAID TRACT BEING OUT OF THE JOHN HUFFMAN SURVEY 120, ABSTRACT 155 AND PREVIOUSLY A PART OF THE NOW ABANDONED FORT WORTH AND DENVER RAILROAD RIGHT OF WAY, SAID LAND BEING THE EAST 80 FEET OF A 100 FOOT STRIP AND PART OF THAT SAME LAND CALLED TXDOT PARCEL 8 AND DESCRIBED IN A DEED FROM THE AMERICAN TRAILS ASSOCIATION, TO THE STATE OF TEXAS, BY DEED DATED OCTOBER 6, 2000, RECORDED IN VOLUME 519, PAGE 912, OFFICIAL PUBLIC RECORDS, HASKELL COUNTY, TEXAS, THE FULL LIMITS OF PARCEL 8 (BASED ON US HIGHWAY 277 STATIONING) 140+32.9 - 579+70.0, THE LIMITS OF THIS SUBJECT RANGING FROM 150' TO 230' RIGHT (EAST) OF THE CENTERLINE OF US HIGHWAY 277, THIS SUBJECT TRACT BEING LOCATED AT 364+45.8, THROUGH 395+80.4 AND DESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

BASIS OF BEARING: NAD 83, GRID ZONE 4202, TXNC, SURFACE COORDINATES SHOWN WERE OBTAINED USING GPS AND BY MULTIPLYING THE GRID COORDINATE BY 1.00019, THE COMBINED SURFACE ADJUSTMENT FACTOR;

POINT OF BEGINNING, being a ½" iron rod with cap stamped "BARTLEY 2497", at the northeast corner of this tract, southeast corner of a 8.68 acre tract of Surplus right of way, surveyed by Bartley dated 5/13/2019, corrected 9/10/2020, said iron rod being on the east line of above said Parcel 8, on the occupied north line of said Huffman Survey, which is a common and south line of the McHenry Winburn Survey 121, being in County Road 226, from said iron rod, a 3/8" iron rod with orange cap stamped "RLS 5595", set at the described northwest corner of the west 100 acres of 200 acres, of that same land described in a deed dated January 18, 2019, to Van Josselet, Catherine Bartley and Sandra Sanford, recorded in Volume 665, Page 001, Official Public Records of Haskell County, Texas (OPRHCT), bears S18°27'18"W, 28.20 feet, said point of beginning iron rod being 230 feet east of US 277 Centerline Station 395+80.4 and having a Surface Coordinate of Y=7144411.501, X=1603717.345, also from this corner, a ½" iron rod at the northeast corner of said Parcel 8, bears N18°27'18"E, 18379.85 feet, also, the northeast corner of above referenced 100 acres, bears S88°30'07"E, 2461.16 feet, also a ½" iron rod purported to be at the northeast corner of said Huffman Survey, southeast corner of above said Winburn Survey, bears S88°30'07"E, 10282.30 feet;

1. THENCE S18°27'18"W, along the east line of said Parcel 8, west line of Josselet, passing a 3/8" iron rod found, referenced above, at 28.20 feet, continue pass a ½" iron rod found at a fence corner at the north margin of Sanford Road, at 3097.00 feet, continue a total distance of 3134.61 feet, to a point, marking the southwest corner of said Josselet tract, southeast of this tract, same being the northwest corner of Danny Josselet (467/156, OPRHCT), said point, being 230 feet east of US 277 Centerline Station 364+45.8;
2. THENCE N88°26'42"W, along the westerly projection of common line between Danny Josselet and Van Josselet, tracts, a distance of 83.61 feet, to a point marking the southwest corner of this tract, said point being 150 feet east of US 277 Centerline Station 364+21.5;
3. THENCE N18°27'18"E, along a line 150 feet east of and parallel with the centerline of said US 277, being 20 feet east of the west line of Parcel 8 and 20 feet west of the existing US 277 east right of way line, passing a 3/8" iron rod set with orange cap stamped "RLS 5595", at 56.16 feet, continue, pass a 3/8" iron rod set with orange cap stamped "RLS 5595" at 3090.42 feet, continue a total distance of 3134.43 feet, to a ½" iron rod found with cap stamped BARTLEY 2497, on the north line of said Huffman Survey, south line of said Winburn Survey, in County Road 226, marking the northwest corner of this tract, being 150 feet east of US 277 Centerline Station 395+55.9, from which a concrete right of way marker on west right of way of said US 277, bears N74°06'45"W, 280 feet
4. THENCE S88°33'30"E, along the common Survey line and Road, a distance of 83.66 feet, to the POINT OF BEGINNING, containing a total of 5.757 acres of land.

DATE OF SURVEY: 6/9/2020, REVISED 9/1/2020, 10/1/2020, REV 10/5/2020, REV 10/12/2020 RUSSELL L RIVERS, RPLS



A handwritten signature in black ink, appearing to read "Russell L. Rivers", written over a light blue horizontal line.